

# Staff Summary Report

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**Council Meeting Date:** December 12, 2002

**Agenda Item Number:** 51

**SUBJECT:** Request approval by the City of Tempe on the expansion of the Central Business District, Resolution No. 2002.62.

**DOCUMENT NAME:** 20021212dsrh10

**CENTRAL BUSINESS DISTRICT (0403-05)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** **RESOLUTION NO. 2002.62.** Request approval by the **CITY OF TEMPE** on the expansion of the Central Business District. Staff has been working on several fronts to strengthen the sales tax base within our community and to stimulate development in the current economic climate. In order to maximize the potential of the proposed expansion to the Hayden Butte Redevelopment Area, it is also necessary to expand the redevelopment tools. The expansion of the Central Business District will provide for the use of tax incentives, as deemed necessary by the Council to encourage private investment in the construction of substantial new improvements.

The attached map indicates the current Central Business District Boundaries along with the proposed expansion areas to include the East and West ends of the Rio Salado Project and the commercial interface between Tempe and Arizona State University along the College Road alignment.

**PREPARED BY:** Steve L. Nielsen, Community Design and Development Director (X350-8294)

**REVIEWED BY:** Dave Fackler, Development Services Manager (X350-8530)

**LEGAL REVIEW BY:** Cliff Mattice, Assistant City Attorney (X350-8610)

**FISCAL NOTE:** No fiscal impact at this time. Tools could be used in the future, subject to Council approval, to abate property taxes for up to eight years.

**RECOMMENDATION:** Staff recommends the approval of Resolution # 2002.62 expanding the Central Commercial District Designation.

RESOLUTION NO. – 2002.62

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE,  
ARIZONA, AMENDING AND EXPANDING THE DESIGNATED CENTRAL BUSINESS  
DISTRICT OF THE CITY OF TEMPE AND DECLARATION THAT THIS AREA IS IN  
NEED OF TAX INCENTIVES TO ENCOURAGE PRIVATE INVESTMENT IN THE  
CONSTRUCTION OF SUBSTANTIAL NEW IMPROVEMENTS.

WHEREAS, it is the best interests of the City of Tempe that certain property located within and adjacent to the  
University Hayden Butte Redevelopment Area of the City of Tempe should be improved with new construction and  
development.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE,  
ARIZONA:

That the area described on Exhibit "A" attached hereto is hereby designated by the City Council of the City of Tempe  
as a Central Business District of the City of Tempe to be in need of tax incentives to encourage private investment in the  
construction of substantial new improvements pursuant to A.R.S. § 42-6209.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this \_\_\_\_\_ day of  
\_\_\_\_\_, 2002.

\_\_\_\_\_  
MAYOR

ATTEST:

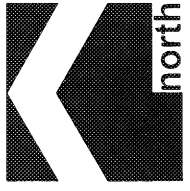
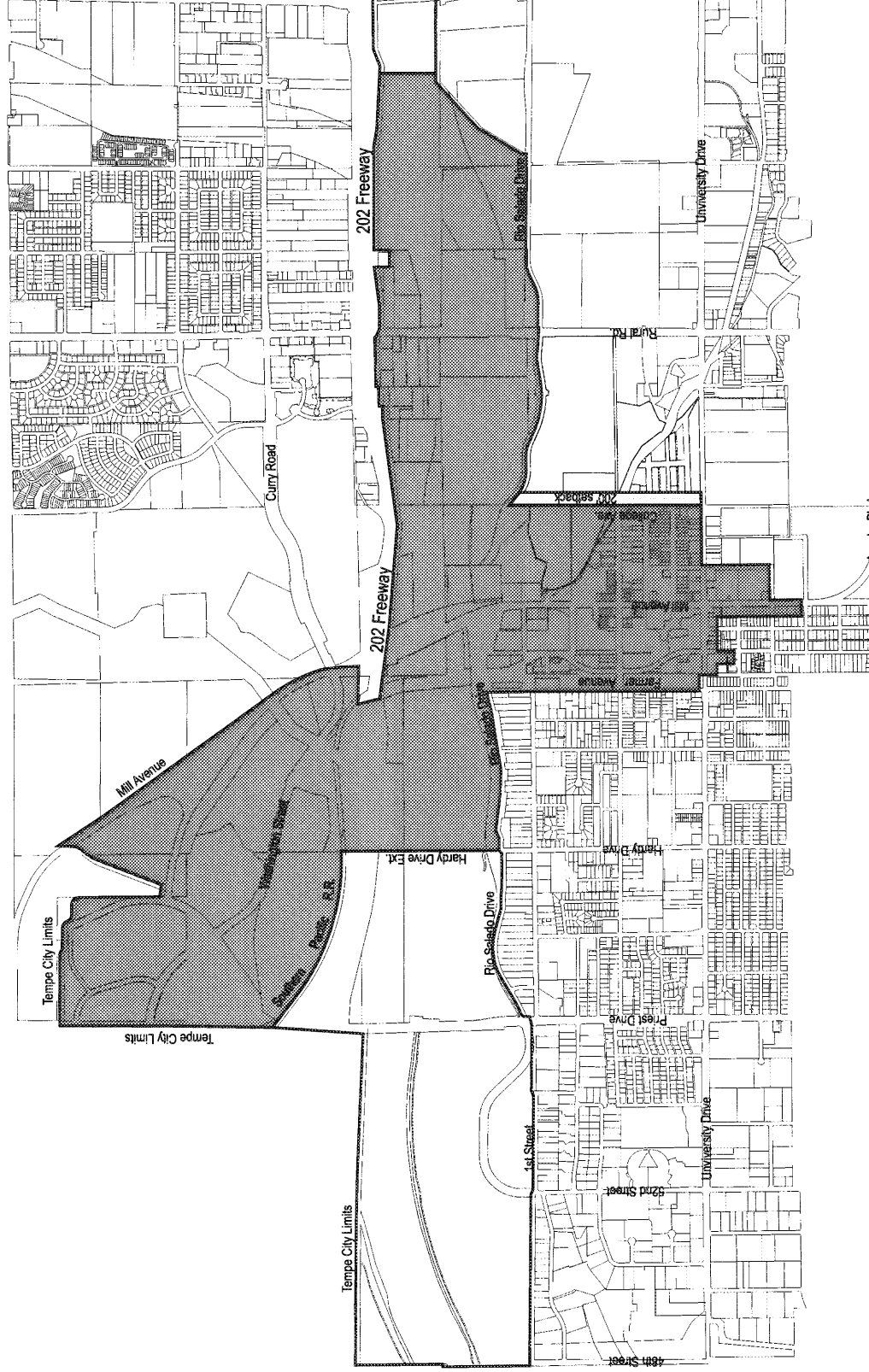
\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

Existing District

Proposed Addition



**Central Business District**  
 Proposed Addition  
**Exhibit "A"**

12.02.02